



5 Mount Street

Lincoln, LN1 3JE

£1,350 pcm

BAY FRONTED HOME

The property briefly comprises of Entrance Hallway, Bay fronted Lounge, Dining Room, modern fitted Kitchen, Breakfast Room and Cloakroom with WC to the Ground Floor. To the First Floor there is a Landing Area, three Bedrooms and a Bathroom with modern fitted suite.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

The property offers well-appointed living accommodation which briefly comprises of Entrance Hallway, Bay fronted Lounge, Dining Room, modern fitted Kitchen, Breakfast Room and Cloakroom with WC to the Ground Floor. To the First Floor there is a Landing Area, three Bedrooms and a Bathroom with modern fitted suite. The property benefits from UPVC double glazed windows and gas central heating. Viewing is highly recommended to fully appreciate the condition and size of the accommodation on offer.

OUTSIDE

There is a small garden enclosed by low level brick walling with a recessed storm porch giving access to the front door. The rear garden is enclosed and briefly comprises of paved, lawned and gravelled areas and is enclosed by brick walls to the boundaries. There is a timber built shed and a shared pedestrian access from the rear.

RENT AND DEPOSIT

The asking Rent for the property is £1350.00 per calendar month and the Tenancy Deposit is £1,555.00 (equal to 5 weeks' rent).

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **Three Bed Mid Terraced House**
- **Popular Uphill Location**
- **Modern Interior**
- **Kitchen, Breakfast Room, Dining Room and Lounge**
- **UPVC double glazed windows**
- **Enclosed Rear Lawned Garden**
- **EPC Energy Rating - D**
- **Council Tax Band - B (Lincoln City Council)**
- **Viewing Recommended**
- **Gas Central Heating**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.